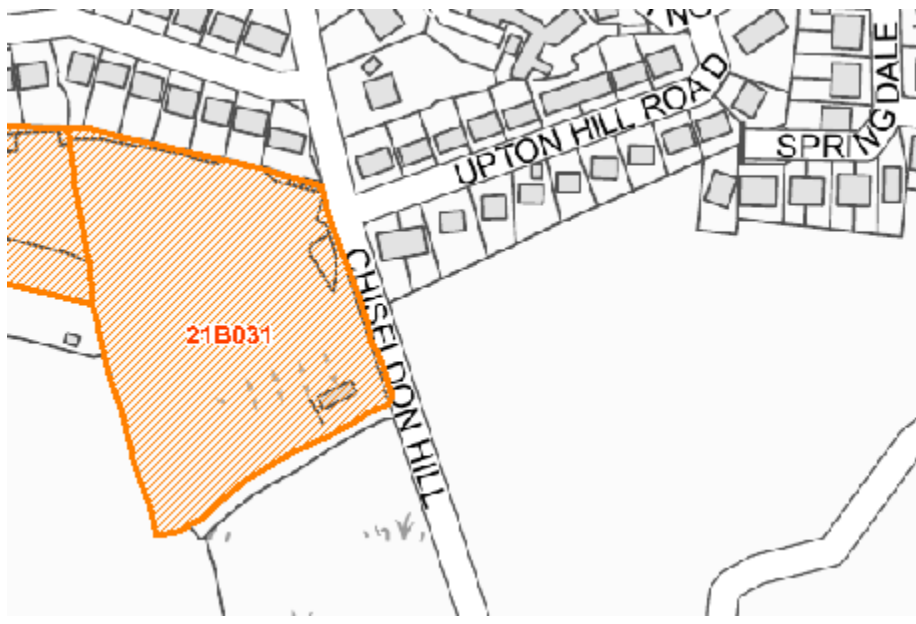


SITE OVERVIEW: Amber site – significant constraints	
Town	Brixham
Site Name	Land behind Golden Close, Brixham
HELAA Reference	21B031
Approx. yield	10
	
Suitable	The site has significant constraints. Rejected in 2013 SHLAA (T812) County Wildlife Site and steep topography. Close to South Hams SAC. Archaeology: Medieval strip fields, but may be less of a constraint than for the adjoining site (21B029). Steep site bounded by trees/hedgerows/Devon bank – so potential impact on greater horseshoe bat flightpaths. However, the site is not within the AONB and possible scope for limited amount of development.
Available	Promoted to the 2013 SHLAA.
Achievable	Steep site bounded by trees/bank/hedgerow; but access can be achieved and may be viable.
Customer Reference no.	
Source of Site (call for sites, Local Plan allocation etc.).	Legacy site (previously promoted to 2013 SHLAA))
Current use	Agriculture
Site description	Steeply sloping land to the west of Chiseldon Hill, backing onto Golden Close, Brixham.
Total site area (ha)	1.16

SUITABILITY ASSESSMENT: STAGE A	
Strategic potential:	
Housing?	Possibly a small number of dwellings.
Employment?	No

Other Use?	No
Biodiversity- Within SAC/SSSI	County Wildlife Site. Greater Horseshoe Bat Sustenance Zone. Trees and hedgerows on site are likely to have biodiversity value, but are on the edge of the site.
Flood Zone 3b	No
Other NPPF Showstoppers (not policy constraints)	No
Conclusion	Not suitable for large scale development. A small number of homes could possibly be built lower down the hill. Further investigation of impact on greater horseshoe bat flight paths would be needed, and could rule the site out.

SUITABILITY ASSESSMENT: STAGE B	
Access	Could be gained from Chiseldown Hill/Upton Manor Road. There is an existing access, but the road network in the area is narrow.
Flood risk, water quality and drainage	No
Heritage and Archaeology (including distance from assets).	Assessment would be necessary: Medieval field system.
Infrastructure	No significant issues (poor accessibility to the area noted above).
Landscape	2010 Landscape Character Assessment: AOLC 5F Open Coastal Plateau/ Brixham Heights: Highly sensitive.
Ecology	Could be significant. The site is bounded by trees/Devon bank and hedgerows. Within the Greater Horseshoe Bat Sustenance Zone. Further investigation would be needed before further progress can be made on the site.
Safety related constraints	No
Soils (Agricultural Land classification) and contamination	Agricultural land
Local Plan	Countryside area and CWS
Neighbourhood Plan	Outside built-up area
Development progress (where relevant)	No
Other	
HELAA Panel Summary	Sloping sites are less viable for affordable housing.
Site potential	Significant constraints.

AVAILABILITY ASSESSMENT	
Reasonable prospect of delivery (timescale):	
Limited scope for development due to topography and need to protect tree/hedge line around the site.	
The next 5 years	
A 6-10 year period	10
An 11-15 year period	
Later than 15 years	